

PROPERTY OWNERS ASSOCIATION 9th AMENDED MANAGEMENT CERTIFICATE FOR
AMHURST SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Amhurst
2. Subdivision Location: Loop 1604 West and Potranco Road
3. Name of Homeowners Association: Amhurst Subdivision Homeowners Association, Inc.
4. Recording Data for Association: Book 11725, Pg. 813 (Exhibit A)
 Vol. 9576, Pg. 34-39
 Vol. 9570, Pg. 93-98
 Vol. 9568, Pg. 79-82
6. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions
 Doc # 20050248578, Book 11726, Pg. 813.
 1st Amendment to the Declaration, Book 13099, Pg. 2420.
 Joint Management Agreement, Book 11725, Pg. 881.
 Dec. of Annexation Unit 1, Book 13099, Pg. 2457.
 Dec. of Annexation Unit 2, Book 11888, Pg. 1225.
 Dec. of Annexation Unit 3, Book 12250, Pg. 673.
 Dec. of Annexation Unit 4, Book 2308, Pg. 2029.

Bylaws: Filed with Vol. 13650, Pg. 495
Articles of Incorporation: Filed with Vol. 15060, pg. 179.

Administrative Resolution No 2008002 Collection Policy signed 11/24/2008 filed with
Vol. 15060, pg. 892.

Pool Rules: The pool rules are attached to the prior Management Certificate

All policies listed below are filed under Document Number 20110216081:
Collection Policy signed
Administrative Resolution
Record Retention Policy

Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Collection Policy
Violation Policy

Guidelines: All guidelines listed below are filed under Document Number 20110216081:
Architectural Guidelines for:
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays
Force Maintenance Resolution Section 7.21 Maintenance

Resolutions/Policies/Guidelines: All policies listed below are filed under Document Number 20140027771:

Collection Policy
Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy
Guidelines for Land Use of Adjacent Lots

Amhurst Subdivision Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 8/30/2017 are filed under Document No. 20170177096.

Amhurst Subdivision Homeowners Association, Inc. Pool Rules are filed under Document No. 20200019098

7. Mailing Address and Contact Information for the Association and the Managing Agent:
Spectrum Association Management, LP
17319 San Pedro, Suite 318
San Antonio, TX 78232
(210) 494-0659 Fax: (210) 494-0887
contact@spectrumam.com
8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee - \$200.00

- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021

Amhurst Subdivision Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management) Managing Agent

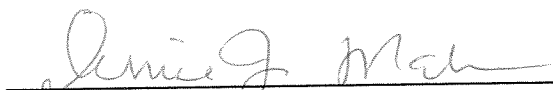
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association

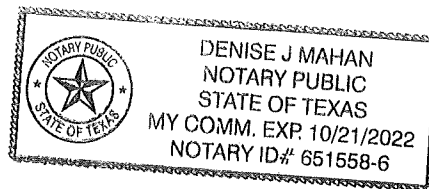
Management, the Managing Agent of Amhurst Subdivision Homeowners Association, Inc.

on behalf of said association.



Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210300846
Recorded Date: October 27, 2021
Recorded Time: 3:52 PM
Total Pages: 5
Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/27/2021 3:52 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk